STATE OF COLORADO	}
COUNTY OF ELBERT	} ss }

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Dallas Schroeder Recorder, Elbert County, Co

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Elbert County Fairgrounds-Agricultural Building in Kiowa on Wednesday, the 9th day of December, 2020, there were present:

Christopher Richardson

Chair

Grant Thayer

Vice Chair

Rick Pettitt

Commissioner

Amanda Moore

Deputy Clerk to the Board

When the following proceedings, among others were had and done, to wit:

APPROVE	
RESOLUTION 20- 40)

RZ-19-0002 IRONDALE AKA BIG IRON RANCHES. A REQUEST TO REZONE APPROXIMATELY 64.4 ACRES FROM AGRICULTURE (A) TO AGRICULTURE RESIDENTIAL (AR) ON PROPERTY LOCATED AT 44180 KIOWA-BENNETT ROAD, KIOWA, CO.

WHEREAS, the applicant, Rob Gonzalez, on behalf of property owner Maria De Leon, has submitted an application (Case No. RZ-19-0002) requesting approval of a Rezone for 64.4 acres; and

WHEREAS, the proposed project is located in part of Section 23, Township 6 South, Range 63, West of the 6th Prime Meridian, County of Elbert, State of Colorado; and

WHEREAS, the Community and Development Services Department and the Planning Commission made the following Findings related to the applications:

RZ-19-0002 IRONDALE AKA BIG IRON RANCHES

- 1. The proposal is in general conformance with the Elbert County Comprehensive Plan; and
- 2. The proposal meets the criteria for approval in the Elbert County Zoning Regulations; and
- 3. Elbert County Subdivision Regulations are not applicable to this Rezone; and
- The proposed land use is compatible with existing and allowable land uses in the surrounding area;
- 5. The proposed land use will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area,

WHEREAS, on November 17, 2020, the Planning Commission held a public hearing on this application. At the hearing there were presentations by CDS staff and public comment was

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solicited. On a vote of 7 to 0 for RZ-19-0002, the Planning Commission is forwarding their recommendations to the Board of County Commissioners for their consideration; and

WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.

BE IT THEREFORE RESOLVED, the Board of County Commissioners does hereby approve RZ-19-0002 IRONDALE AKA BIG IRON RANCHES with conditions of approval to include:

- 1. The applicant will be required to remove the Public Hearing sign within seven (7) days of approval by the Board of County Commissioners; and
- 2. The Rezone shall not become effective until all fees are paid, conditions of approval are met, and the Rezone Exhibit is recorded; and
- 3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.
- 4. Developer shall pay Elizabeth FPD impact fees of \$1902.00 per new lot and fire flow cash-in-lieu in the amount of \$1040.00 per new lot prior to recordation.
- 5. Developer shall pay Elbert County land dedication cash-in-lieu fees in the amount of 10% of the appraised value of each new lot prior to recordation.
- 6. Residential impact fees will be due to Elbert County at the time of building permit application.

Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:

CHRISTOPHER RICHARDSON

ATTEST: AMANDA MOORE

> DEPUTY COUNTY CLERK Deputy Clerk to the Board